

LOT 4
IN OR 766 PG 1941
EGANS BLUFF EAST PB 5/367

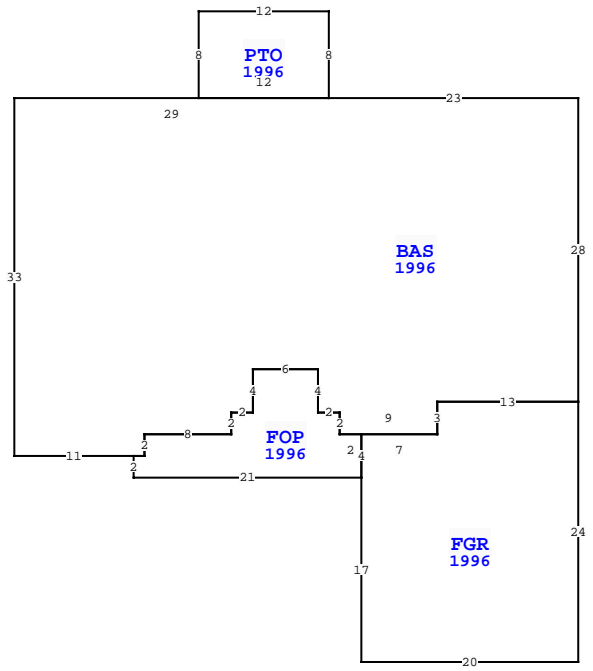
SIPES JOHN D JR
2139 CIERA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,553	100	1,553
FGR	459	55	252
FOP	126	30	38
PTO	96	5	5
			SUBAREA MARKET VALUE
			151,764
			24,626
			3,713
			489
TOTALS	2,234		1,848
			180,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,848	122.1150	110.21	203,668	1996	1999	0	0	11.33	88.67
1 SINGLE FAM - 100% - 2018 Heated Area: 1553 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			180,592
TOTAL MARKET OB/XF VALUE			6,331
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			366,923
SOH/AGL Deduction			170,290
ASSESSED VALUE			196,633
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			146,633
TOTAL JUST VALUE			366,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801133	REMODEL	40,000	02/02/2018
B9602814	NEW CONSTR	72,905	04/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/1941	7/31/1996	WD Q	Q	I		122,600
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: SIPES JOHN D JR						
0758/0191	4/26/1996	WD U	V	19		24,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ISLAND HOMES BY SEA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0811	CONCRETE B	0 100	0	0	809.00	SF	5.20	5.20	100	1996
3	0810	CONCRETE A	0 100	0	0	97.00	SF	6.50	6.50	100	1996

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
6,331											

BUILDING NOTES											
BAS=[YR=1996] W23 PTO=[YR=1996] N8 W12 S8 E12 \$ W29 S33 E11											
FOP=[YR=1996] S2 E21 FGR=[YR=1996] S17 E20 N24 W13 S3 W7 S4 \$											
N4 W2 N2 W2 N4 W6 S4 W2 S2 W8 S2 W1 \$ E1 N2 E8 N2 E2 N4 E6 S4											
E2 S2 E9 N3 E13 N28 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1996] W23 PTO=[YR=1996] N8 W12 S8 E12 \$ W29 S33 E11											
FOP=[YR=1996] S2 E21 FGR=[YR=1996] S17 E20 N24 W13 S3 W7 S4 \$											
N4 W2 N2 W2 N4 W6 S4 W2 S2 W8 S2 W1 \$ E1 N2 E8 N2 E2 N4 E6 S4											
E2 S2 E9 N3 E13 N28 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	1.00